Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1801

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2019

Notary Public

Commission Expires: 3/8/2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joyce M. Shannon and Thomas L. Shannon 1118 Circle Drive Madison, TN 37115	Volunteer Mortgage Loan Servicing Dept 404 James Robertson Nashville, TN 37219	043-01-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wendy Fay Ford and Charity Leigh Kimbrell, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joyce M. Shannon and Thomas L. Shannon, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6, Block F on the Plan of East Lawn A Subdivision of Part of Edgemeade Farm of record in Plat Book 547, Page 153-154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Fronting 50 feet on the Easterly side of Circle Drive and runs back 155.75 feet on the Northerly line and 124.25 feet on the Southerly line to the Westerly margin of Florence Avenue and measures 64 feet thereon.

Being the same property conveyed to Wendy Fay Ford, a single woman by Warranty deed from Steve D. Scheibe, unmarried of record in Instrument No. 20021023-0130129 Register's Office for Davidson County, Tennessee, dated October 16, 2002 and recorded on October 23, 2002. Further Being the same property conveyed to Wendy Fay Ford, a single woman and Charity Leigh Kimbrell, a single woman, as joint tenants with rights of survivorship by Quitclaim deed from Wendy Fay Ford, a single woman of record in Instrument No. 20030630-0089785 Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on June 30, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 272712 DEEDWARR
08/16/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20190816-0082218

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1118 Circle Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of August, 2019.

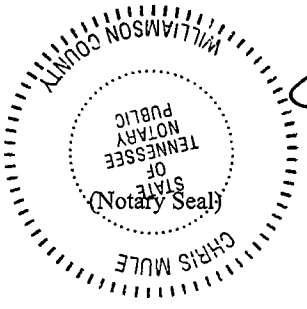
Wendy Fay Ford

Charity Leigh Kimbrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendy Fay Ford and Charity Leigh Kimbrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15 day of August, 2019.



(Notary Seal)

Notary Public
My Commission Expires: 1-13-20

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

